

## **Accommodation**

ATTENTION BUY TO LET INVESTORS - A well presented two bedroom townhouse, situated in the centre of Ripon, being just a few seconds walk to the city centre and ideally located for all of Ripon's shops and amenities.

Tucked away from the main road, the property enjoys a courtyard setting, whilst being neutrally decorated throughout and offering accommodation arranged over three floors.

On the ground floor a private entrance door leads to the entrance hall, which leads to the open plan kitchen/living room, the kitchen being fitted with a range of units including an integrated oven and hob. Stairs lead to first floor landing, giving access to a double bedroom and the house bathroom, which is fitted with a three piece suite including bath with shower over. Stairs rise to second floor, where there is a further double bedroom with an ensuite shower room.

Externally the property has a small lawned garden to the rear. The property also benefits from gas central heating.

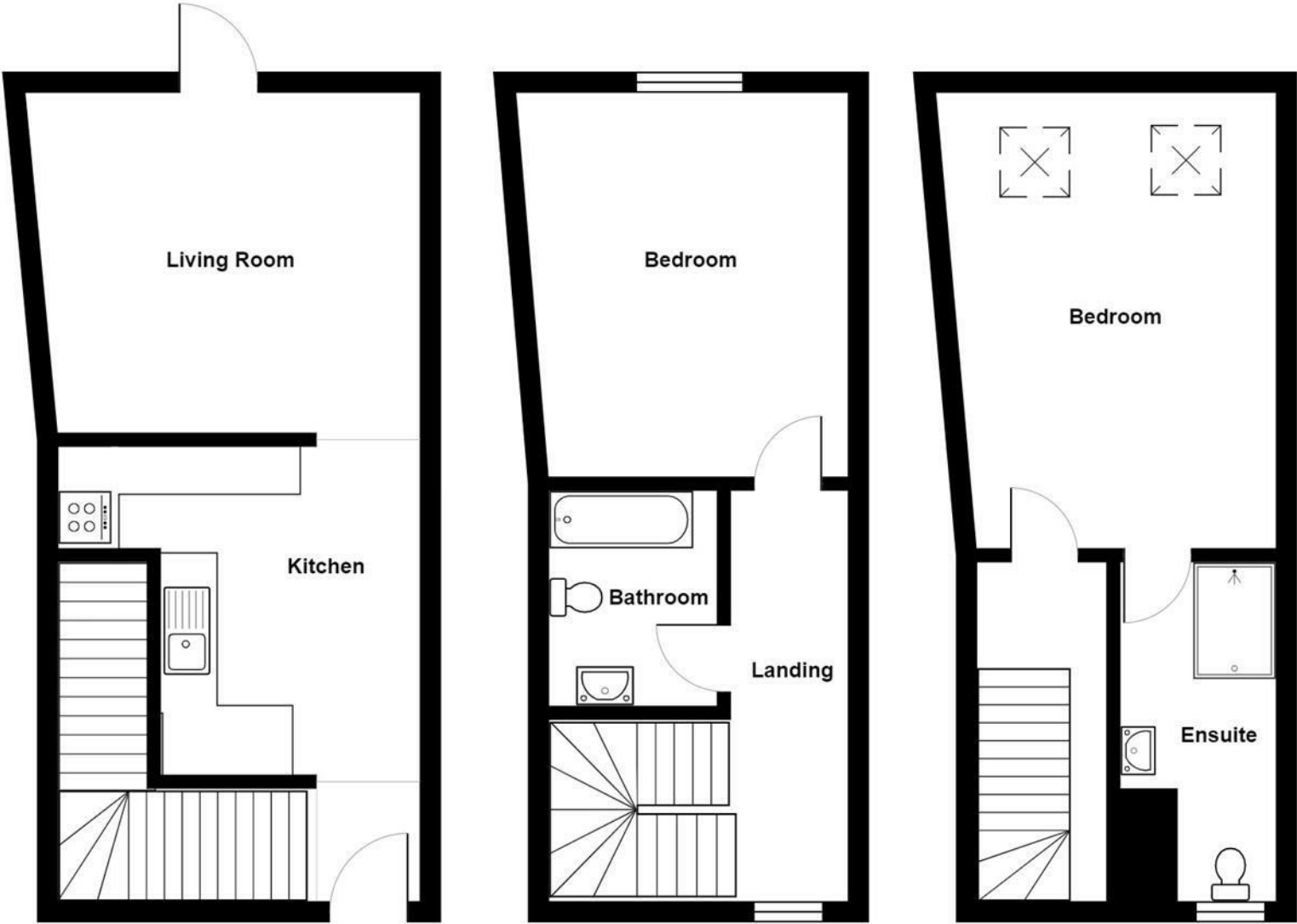
The house offers ease of access to a range of amenities, whilst the bus station is also just a short walk away, giving regular transport links to Harrogate and Leeds.

Sold with no onward chain and with a tenant currently in place, the property makes an ideal buy to let, returning a strong yield and with instant income potential.

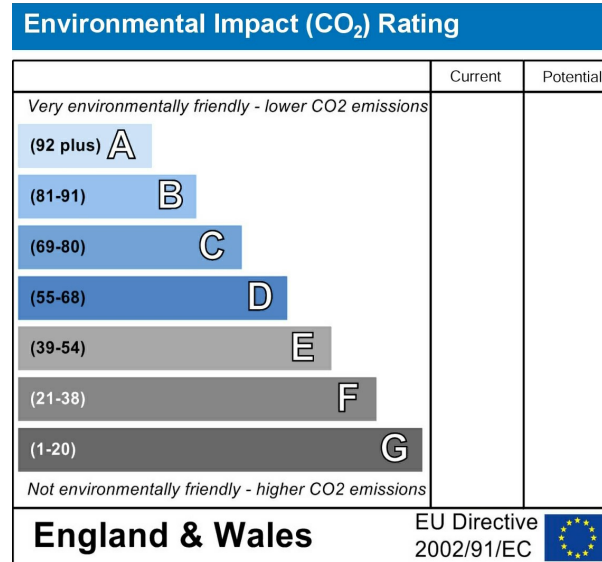
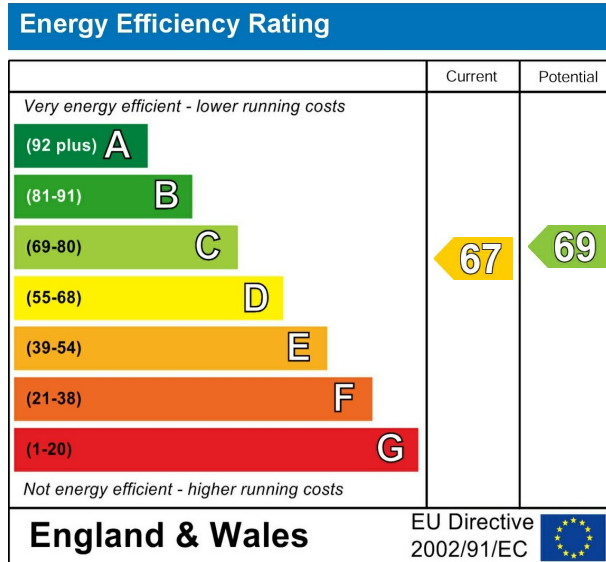
Lease details and charges TBC. No parking is offered with the property.



Floorplan



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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